

ARTICLE 20: OR OFFICE/RESEARCH

20.1 Intent:

The OR District is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. The OR District shall permit limited manufacturing, fabrication or assembly operations which would, by nature of the product or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those, which are primarily oriented towards servicing those industries and businesses located within the OR District.

20.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the OR District.

- A. Business and professional offices.
- B. Research and development, including laboratories for experiments and testing.
- C. Limited manufacturing and assembly uses.
- D. Public/governmental buildings or properties which are administrative, cultural, recreational or public service in nature, but not including storage yards, warehouses and garages.
- E. Parks, playgrounds and community centers.
- F. Fire and rescue services.
- G. Restaurants, excluding entertainment activities.
- H. Motels and hotels, provided that one (1) off-street parking space is available for each unit.
- I. Broadcast studios.
- J. Commercial communication towers.
- K. Agricultural activities.

20.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings, structures or uses are permitted in the OR District.

- A. Those buildings, structures and uses customarily accessory and incidental to the principal permitted uses or authorized special exceptions of the OR District.
- B. Parking, in accordance with Article 23, except where otherwise expressly stated in this Article.
- C. Fences, in accordance with Section 5.10.
- D. Signs, in accordance with Article 22.

20.4 Special Exceptions:

The following buildings, structures and uses are permitted with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Any use that is determined by the Board of Appeals to be of the same general character as the principal permitted uses of the OR District.

20.5 Height Restrictions:

No building or structure in the OR District shall exceed sixty feet (60') in height, except as provided by Section 21.3(C).

20.6 Performance Standards:

The following standards shall be met.

- A. The Performance Standards of the I-1 Light Industrial District shall be met, as stated in Section 18.6.
- B. No outdoor storage of equipment, material or products will be permitted.
- C. Twenty percent (20%) of the land area of the lot shall be set aside for landscaped green space. The area shall not be paved or open for vehicular use and the landscaping shall be maintained in a reasonable manner.
- D. The Planning Commission may require that architectural renderings of the proposed building be presented in addition to the site plan to assure that the appearance, size, or type of building material or other aspects of the building conform with the purpose and intent of the OR District.

20.7 Lot Area, Width, and Setback Requirements for the OR District*

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD** SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD*** SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
Motel or hotel	40,000	500	100	50	40	25	
Other commercial uses	40,000		100	50	40	25	
Industrial and office uses	80,000		200	50	40	25	
Public/government uses	40,000		200	50	40	25	
All other uses	10,000			25	50	15	25' minimum setback from any adjacent Residential District

*All setbacks shall be as shown or equal to the height of the structure, whichever is greater, with a twenty-five foot (25') minimum side yard setback from any adjacent Residential District for "other" uses.

**As measured from the lot line (does not include a portion of the right-of-way.)

***Corner lots shall provide two front yards and one side yard.